

CITY OF MIAMI BEACH  
Building Department  
Interoffice Memorandum



**To:** Building Plans Examiners, Building Inspectors  
General Public

**Date:** February 8, 2005

**From:** Phil Azan, CBO  
Building Official

**Subject: BALCONIES WATERPROOFING**

In order to provide waterproofing to **dwelling unit open balconies**, follow these guidelines for the approval of balcony floor tile permits:

- 1.- Waterproofing with an approved product is required. **Notice of Acceptance** shall be attached to permit plans/documents.
- 2.- If the proposed waterproofing product/system does not have a **NOA**, in situ testing in accordance with TAS 124 must be performed prior the issuance of the building permit.
3. - The contractor or permit applicant is allowed to install the waterproofing in a **dwelling, open balcony** which has an area equal or less than **250** square feet.
- 4.- Balconies with area more than **250** s.f. and places over occupied areas require a contractor **licensed** to perform waterproofing and **certified/approved** by the manufacturer.
5. - Waterproofing inspection is required.
6. - An **uplift** test is required before final inspection. (Must be performed by a County Approved Laboratory.
7. - No flood test is required.
8. - No flashings are required, unless required by NOA specification or manufacturer installation instructions.
9. - Information about approved products and approved laboratories can be found at: [www.co.miami-dade.fl.us/buildingcode/](http://www.co.miami-dade.fl.us/buildingcode/) (Product Control Search, waterproofing)
10. - **Some** of the products which have Notice of Acceptance (Product Control Approval) are: GAF, FIRESTONE, SARNAFIL, SEALOFLEX, VULKEM, HYDROSTOP, SOPREMA, CARLISLE, etc. They can be purchased at Roofing Suppliers.